

# 488

ALMADEN BOULEVARD

±4,255 SF AVAILABLE



For Leasing Information, Call:



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SAN JOSE | FOR LEASE



# 488

ALMADEN BOULEVARD

A 17-story, 378,961 square foot, Class "A" trophy office tower, is located in Downtown San Jose, the financial and technology capital of Silicon Valley.

488 Almaden was constructed to the highest standards, and features a distinctive glass curtain periphery, state-of-the-art building systems, and easily divisible and functional floor plates, punctuated by striking multi-story columnades at the top and base of the tower.

488 Almaden uniquely benefits from an integrated, partially subterranean parking structure providing a generous parking ratio of 2.95 stalls per 1,000 square feet. Designed by the award-winning Korth Sunseri Hagey Architects, the statu-sque tower is a fixture on Downtown San Jose's skyline and well-known throughout the Bay Area.

Prominently located along South Almaden Boulevard near the intersection of Highway 87 and Interstate 280, the tower provides direct access to the Bay Area's key commute corridors, and is within walking distance of public transportation and abundant amenities, and is only minutes to Norman S. Mineta International Airport.

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488  
Almaden Boulevard

# 488

ALMADEN BOULEVARD

±4,255 SQUARE FEET

## SPECIFICATIONS

Date Completed	December, 2002
Developer	Sobrato Development Companies
Architect	Korth Sunseri Hagey Architects
Construction Firm	Devcon Constructon
Total Square Feet Available	±4,255
Parking	2.95/1,000
Interior Detail	Generally in "warm shell" condition with lobby & restrooms built-out
WiFi Access	Available in lobby area
On Site Café	Managed by: Aramark
On Site Fitness Center	Located on second floor
Property Management	Embarcadero Realty Services, LLC (located on site)
Security	On site guards and cameras 24/7
Fiber to Building	AT&T
Cable to Building	Comcast
Labs/Server Rooms	10 Tons of Condenser Water per Floor

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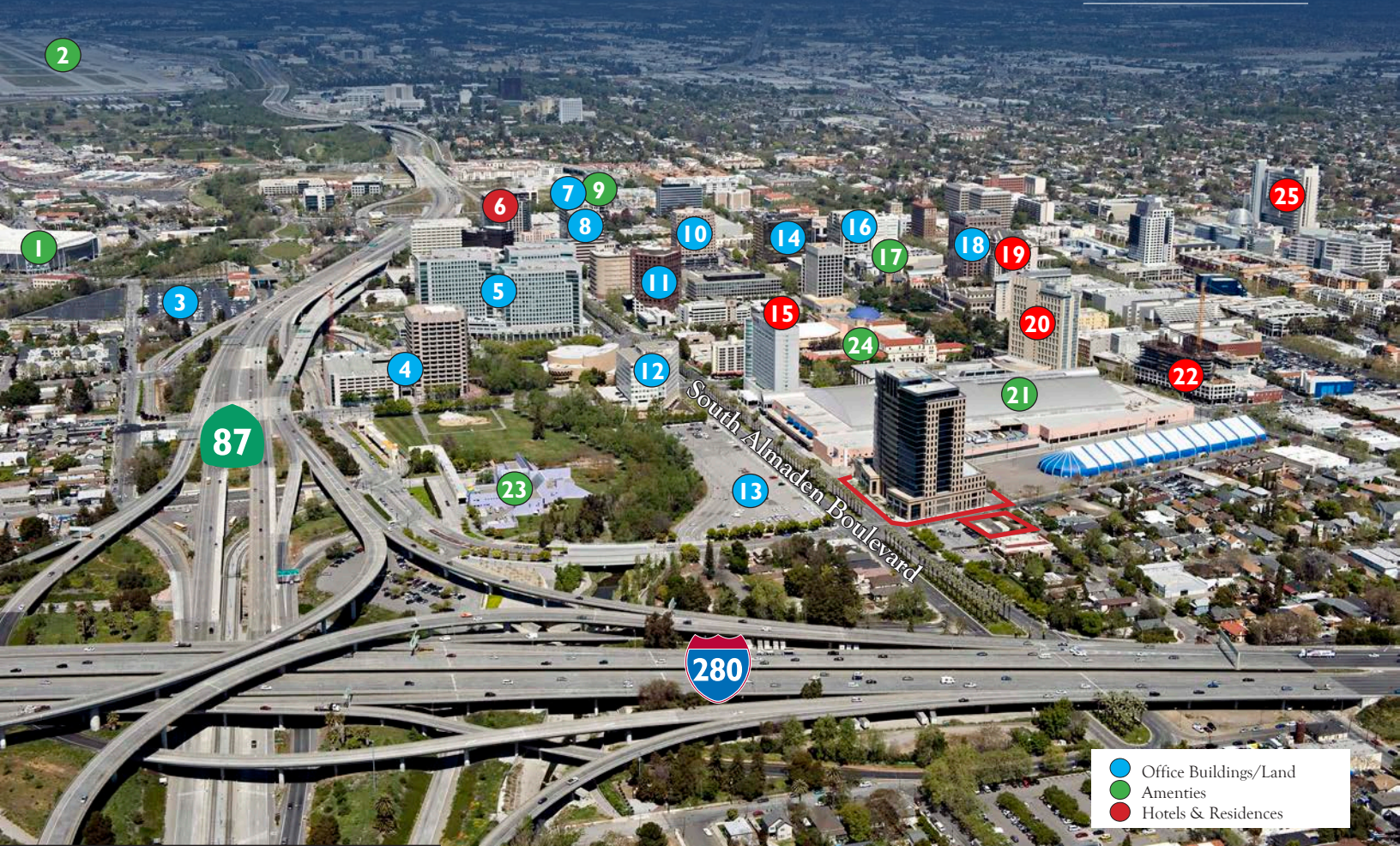


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LEGEND

- |  |                                |
|--|--------------------------------|
| 1 HP Pavillion                           | 14 Market Post Tower           |
| 2 Norman Y. Mineta International Airport | 15 Hilton Hotel                |
| 3 Adobe Land                             | 16 60 S. Market                |
| 4 River Park                             | 17 MOMA                        |
| 5 Adobe HQ                               | 18 Fairmont Plaza              |
| 6 The Axis                               | 19 Fairmont Hotel              |
| 7 225 W. Santa Clara                     | 20 Marriott Hotel              |
| 8 10 Almaden                             | 21 McEnery Convention Center   |
| 9 San Pedro Square                       | 22 Three Sixty Residences      |
| 10 160 W. Santa Clara                    | 23 Children's Discovery Museum |
| 11 City View Plaza                       | 24 Tech Museum of Innovation   |
| 12 303 Almaden                           | 25 City Hall                   |
| 13 Boston Properties Land                |                                |

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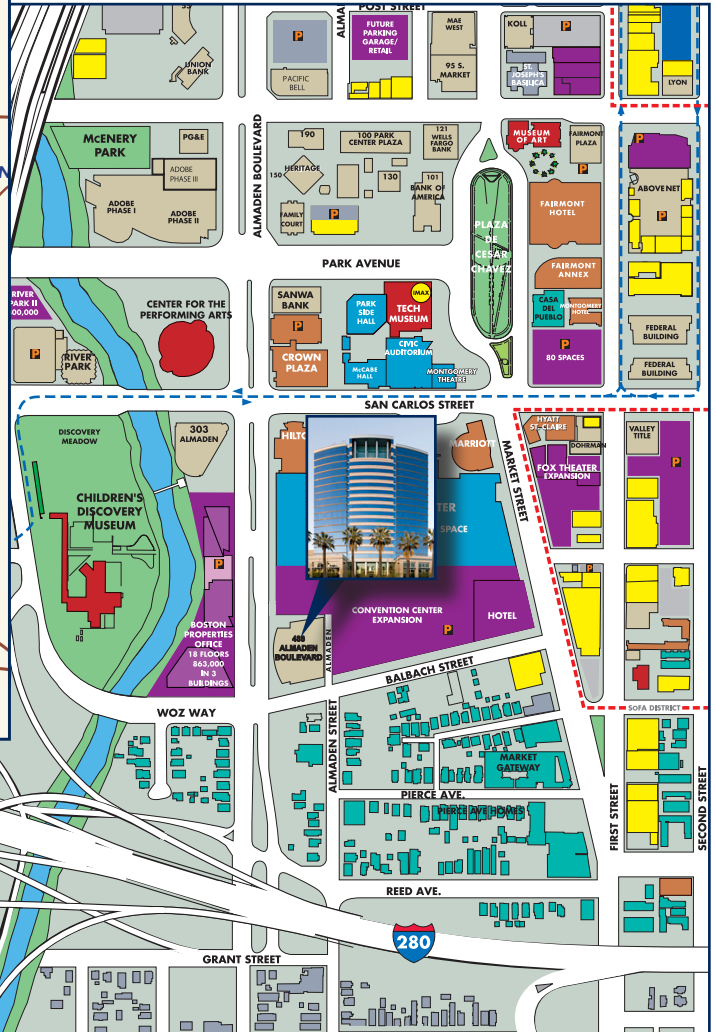
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## REGIONAL MAP



## LOCATION MAP

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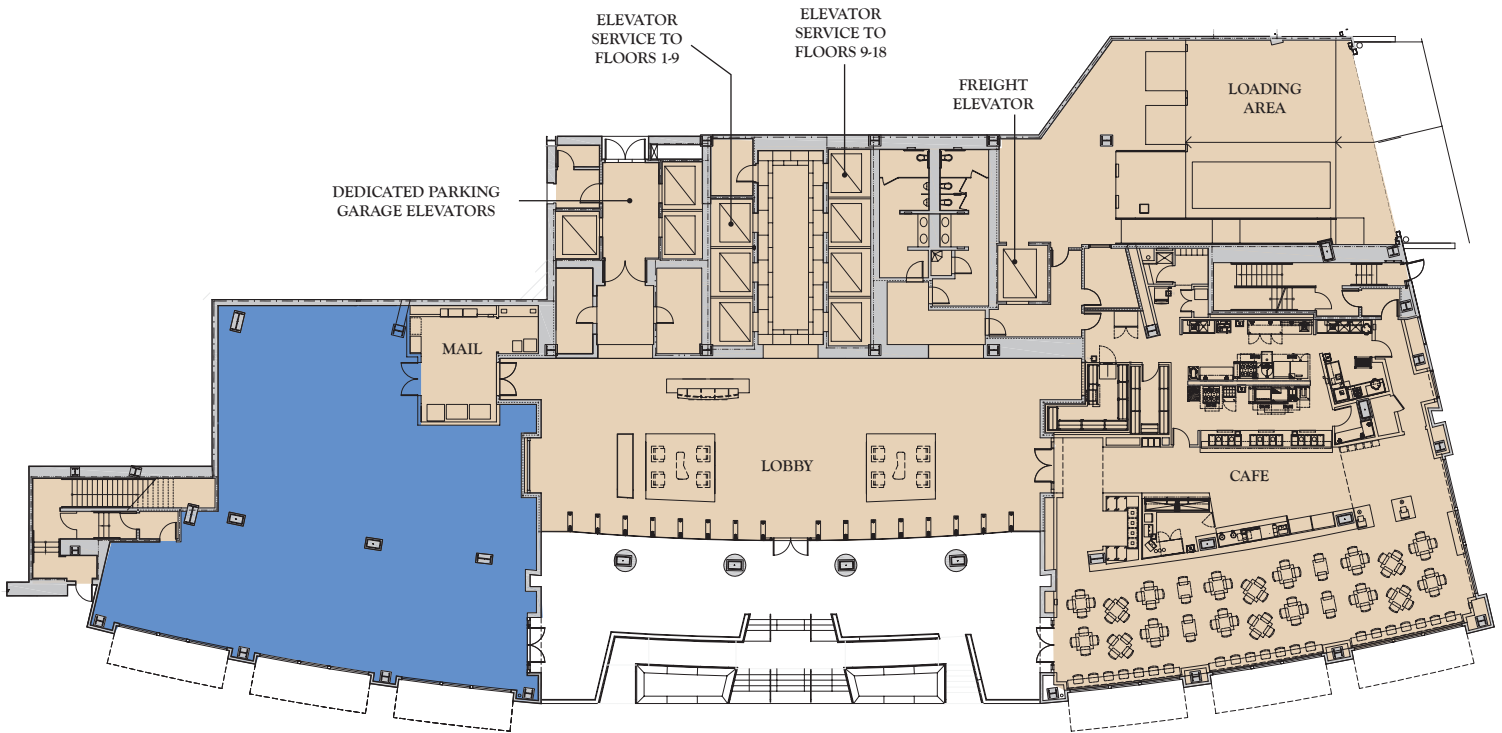




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## 1ST FLOOR ±4,255 SF AVAILABLE



CAFE MANAGED BY: ARAMARK

 = Common Area

 = Available

Drawings Not Exact, Not to Scale

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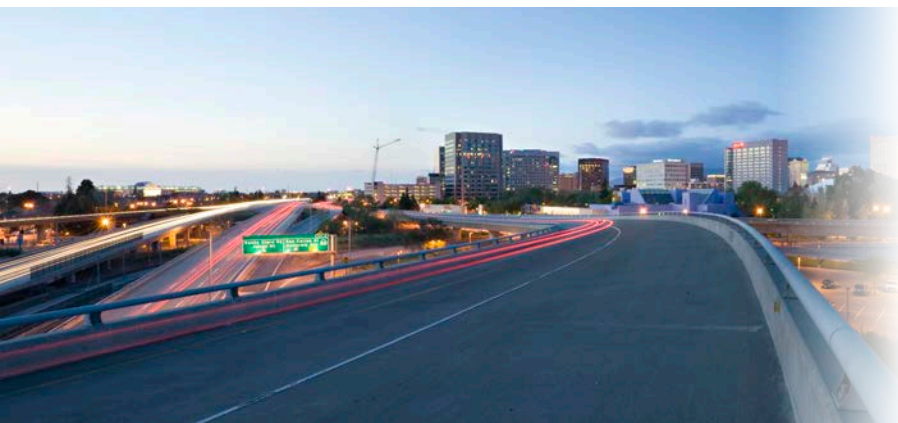
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## Silicon Valley Drive Times to Downtown San Jose



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